144.0	0008	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	837,000 / 837,000
					USE VALUE:	837,000 / 837,000
					ASSESSED:	837,000 / 837,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
215		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALL LAWRENCE D--ETAL
Owner 2:	GALL DIANE LEVIN
Owner 3:	
Street 1:	215 HIGHLAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,498 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 2380 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4498.000	389,300	3,700	444,000	837,000
Total Card	0.103	389,300	3,700	444,000	837,000
Total Parcel	0.103	389,300	3,700	444,000	837,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.75 | /Parcel: 351.7

Legal Description

User Acct 94524

GIS Ref

GIS Ref

Insp Date 11/14/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 144.0-0008-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	389,300	3700	4,498.	444,000	837,000	837,000	Year End Roll	12/18/2019
2019	101	FV	291,600	3700	4,498.	416,200	711,500	711,500	Year End Roll	1/3/2019
2018	101	FV	291,600	3700	4,498.	344,100	639,400	639,400	Year End Roll	12/20/2017
2017	101	FV	291,600	3700	4,498.	316,300	611,600	611,600	Year End Roll	1/3/2017
2016	101	FV	291,600	3700	4,498.	288,600	583,900	583,900	Year End	1/4/2016
2015	101	FV	284,500	3700	4,498.	283,000	571,200	571,200	Year End Roll	12/11/2014
2014	101	FV	284,500	3700	4,498.	263,000	551,200	551,200	Year End Roll	12/16/2013
2013	101	FV	284,500	3700	4,498.	250,300	538,500	538,500		12/13/2012

!11281!

PRINT

Date	Time
12/11/20	01:28:07

LAST REV

Date	Time
03/10/20	09:56:03
danam	
11281	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13879-46		1/1/1980		68,500	No	No		Y

USER DEFINED

Prior Id # 1:	94524
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/5/2019	1968	Insulate	4,152	C				
3/17/2015	703	Manual	2,000					Strip and re-roof
2/17/2015	149	Solar Pa	28,442					Installation of 16
12/9/2014	1685	Manual	5,790					Air sealing and in
1/29/2010	61	Redo Kit	35,500	C				
2/16/2001	165	Re-Roof	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2015	Permit Insp	PC	PHIL C
11/14/2008	Meas/Inspect	336	PATRIOT
11/17/1999	Meas/Inspect	270	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4498		Sq. Ft.	Site		0	80.	1.23	9									443,953						444,000	

Total AC/HA: 0.10326 | Total SF/SM: 4498 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 443,953 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.32654643
Const Adj.:	0.98990101
Adj $ / SQ:	164.144
Other Features:	93300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	436380
Depreciation:	47129
Depreciated Total:	389251

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	

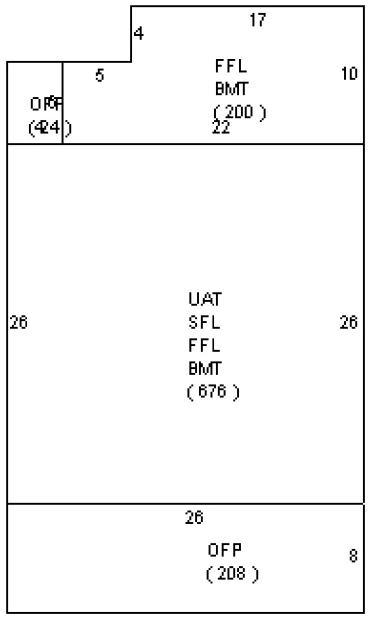
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	164.14
Special Features:	0	Val/Su Net:	137.61
Final Total:	389300	Val/Su SzAd	250.84

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	876	74.850	65,568
FFL	First Floor	876	164.140	143,790
SFL	Second Floor	676	164.140	110,961
OFP	Open Porch	232	23.370	5,423
UAT	Upper Attic	169	102.590	17,338

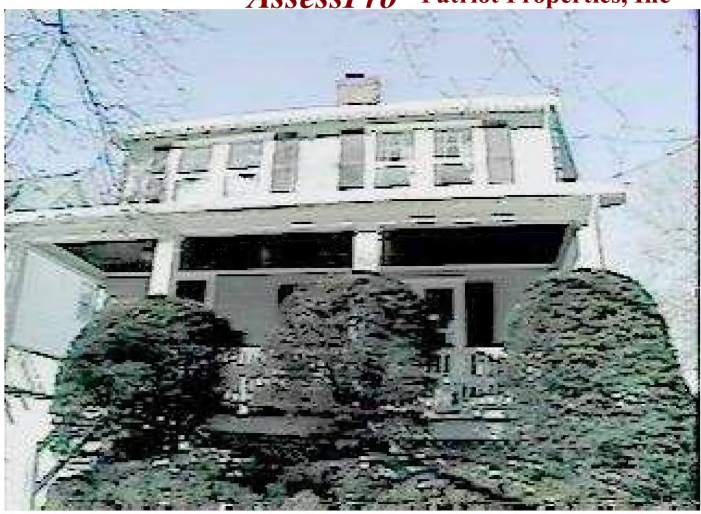
Net Sketched Area:	2,829	Total:	343,080
Size Ad	1552	Gross Are	3336	FinArea	2380
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	
UAT	100	FLA	75	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0008-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X12	A	AV	1950	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700